



130 The Mount
Driffield
YO25 5JN

ASKING PRICE OF

£225,000

3 Bedroom Semi-Detached House

Ulllyotts
- Est. 1891 -
Estate Agents

01377 253456



Sitting Room



3



2



1



Garage & Off
Road Parking



Gas Central Heating

130 The Mount, Driffield, YO25 5JN

A **SUBSTANTIAL** semi-detached home ideal for families which is convenient for access to all local schools as well as Driffield Town Centre, Leisure Centre and other local facilities. The cul-de-sac setting means minimal passing traffic. The condition of this property is excellent and the accommodation includes a combined living and dining room which has been extended to the rear. The kitchen is well fitted and overlooks what is an attractive area of garden. The adjacent garage provides useful additional space and can be used, as the vendor does, as a utility area.

On the first floor are three good sized bed rooms, seldom found with properties of this age, though admittedly the third bedroom is a single bedroom.

The property is centrally heated and double glazed throughout and will no doubt provide the new owner with a lovely convenient place to live in a popular and well regarded area of Driffield.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Entrance Hall



Lounge



Sitting Room



Dining Area

Accommodation

ENTRANCE LOBBY

6' 11" x 2' 8" (2.11m x 0.82m)

With quarry tiled floor and further door leading into:

ENTRANCE HALL

12' 11" x 7' 1" (3.94m x 2.18m)

With straight flight staircase leading off to the first floor, built-in understairs storage cupboard. Radiator.

An entrance which is particularly spacious over and above many of its counterparts.

LOUNGE

11' 11" x 11' 9" (3.64m x 3.60m)

With front facing window and solid fuel fire set into chimney breast. Radiator.

Double sliding doors leading into:

SITTING ROOM

12' 7" x 11' 11" (3.85m x 3.64m)

Providing another useful reception area and having an arch leading into:

DINING AREA

10' 7" x 6' 4" (3.24m x 1.95m)

With patio doors giving access onto the rear garden and views of the garden itself. Radiator.

KITCHEN

15' 10" x 7' 1" (4.83m x 2.17m)

Fitted along three walls with a range of traditionally styled kitchen units finished in solid wood with Shaker style doors and a contrasting worktop. Integrated appliances include dishwasher, space and provision for a Range style cooker with extractor hood over. Inset stainless steel sink with base cupboard beneath and ceiling mounted spotlights. Tiled effect flooring. Window onto the garden. Radiator.

UTILITY AREA

7' 11" x 6' 9" (2.42m x 2.08m)

This is a partition off the garage featuring wall hung boiler, personal door to the garage, space and plumbing for automatic washing machine plus ample space for a fridge freezer.

FIRST FLOOR LANDING

10' 4" x 5' 8" (3.17m x 1.73m)

With built-in cupboard housing hot water cylinder. Loft access.

BATHROOM

8' 5" x 5' 5" (2.58m x 1.66m)

With re-fitted bathroom suite featuring low level WC and



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

vanity wash hand basin plus shower style bath with plumbed-in shower above. Fully tiled walls and chrome heated towel radiator.

BEDROOM 1

11' 9" x 10' 1" (3.60m x 3.09m)

With front facing window and built-in range of wardrobes along one wall. Radiator.

BEDROOM 2

12' 6" x 10' 0" (3.83m x 3.05m)

With rear facing window and built-in range of wardrobes. Radiator

BEDROOM 3

8' 4" x 7' 2" (2.56m x 2.20m)

With front facing window. Radiator.

OUTSIDE The property is set back from the road behind an extensive block paved forecourt which provides ample car parking. The drive also leads to a single garage [4.98m x 2.41m] with front facing up and over door. Electric power and lighting connected.

To the rear of the property is an enclosed area of garden that is predominantly lawned and also has side borders plus timber shed.

CENTRAL HEATING Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING Sealed unit double glazing throughout.

TENURE We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES All mains services are available at the property.

COUNCIL TAX Band C.

ENERGY PERFORMANCE CERTIFICATE Rating (awaiting assessment).

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

VIEWING Strictly by appointment with Ulllyotts 01377 253456 - Option 1. Regulated by RICS.



Bathroom



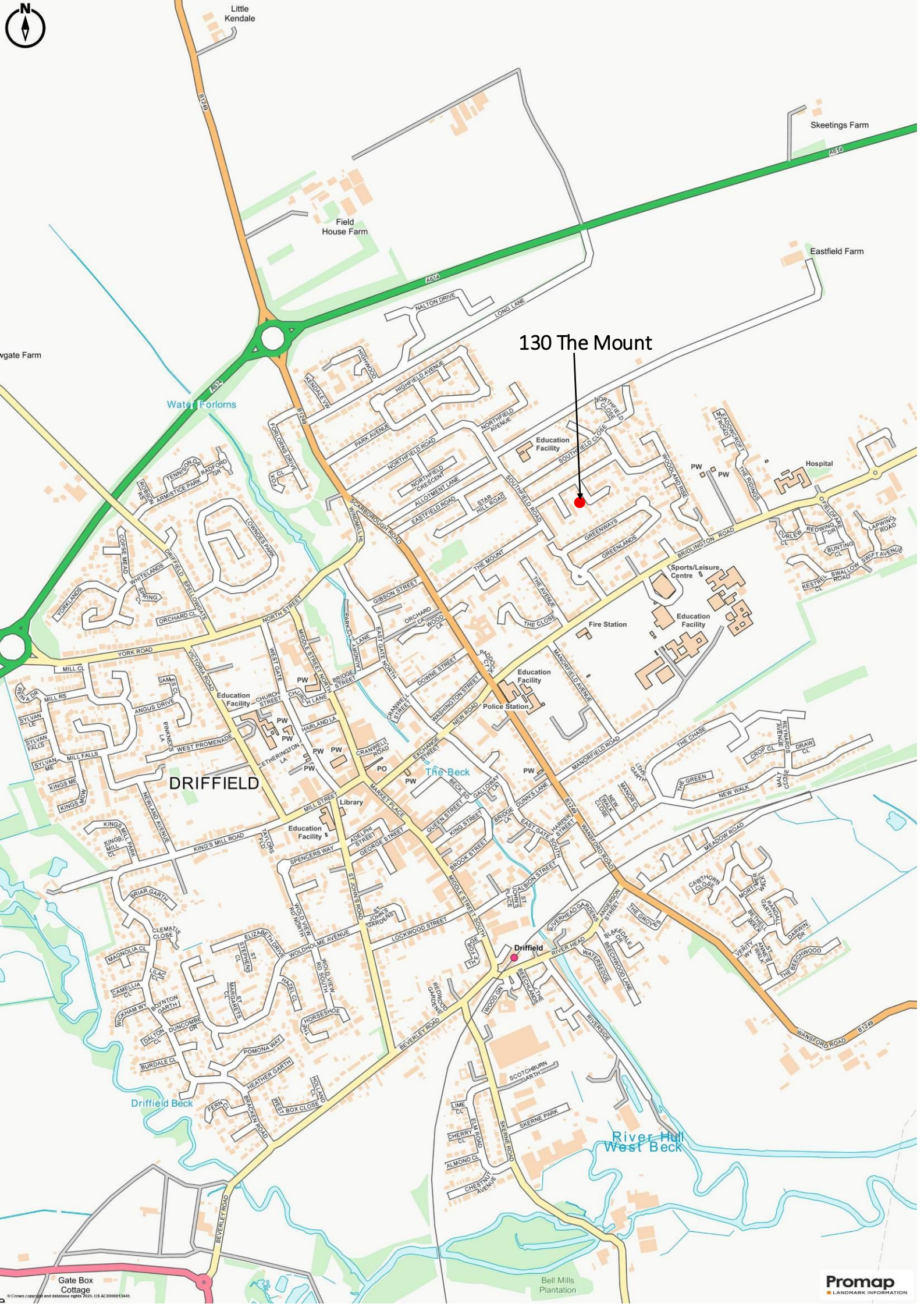
Garden



Rear Elevation

The digitally calculated floor area is 112 sq m (1,204 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little
Kendale

Skeetings Farm

Field
House Farm

Eastfield Farm

130 The Mount

Water Forloms

Hospital

DRIFFIELD

The Beck

Driffield Beck

River Hull
West Beck

Gate Box
Cottage

Bell Mills
Plantation

▪ Est. 1891 ▪
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